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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Citrus Square

Lead Agency: City of Cypress

Contact Name: Alicia Velasco

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Project Location: City of Cypress, Orange County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project includes the demolition and removal of the existing driveways, parking areas, and structures on the site and construction of 50 affordable condominium units and 48 market-rate condominium units at an approximately 6.3-acre site at the northeast corner of the intersection of Moody Street and Orange Avenue (project site) in the City of Cypress that is currently used by the Cypress School District for its administrative and maintenance operations. Occupancy of all 98 units would be restricted to households with at least one member 62 years of age or older. The proposed project will include the subdivision and redevelopment of the project site, and will require approval of a tentative tract map and a Conditional Use Permit for Senior Housing – Affordable by the City of Cypress. The proposed project would include (1) the demolition and removal of the existing driveways, parking areas, and structures on the site; and (2) the development of 98 attached condominium dwelling units in ten separate buildings on the project site at a maximum density of 15.5 dwelling units per acre.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The following environmental factors would be potentially affected by this project, involving at least one impact that is a "Less Than Significant with Mitigation Incorporated": Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources. Impacts to Cultural Resources would be reduced to a less than significant level with Mitigation Measure (MM) CUL-1, which requires that all project grading and construction plans include specific requirements regarding California PRC (Section 21083.2[g]) and the treatment of archaeological resources. Impacts to Geology/Soils would be reduced to a less than significant level with MM GEO-1, which requires the Applicant/Developer to comply with the recommendations of the Geotechnical Evaluation, which stipulates appropriate seismic design provisions that shall be implemented with project design and construction, and MM GEO-2, which requires work to halt in the immediate area of the discovery in the event that paleontological resources are encountered during construction, witha qualified paleontologist contacted to assess the discovery. Impacts related to noise would be reduced to a less than significant level with MM NOI-1, which requires the selection of certain HVAC equipment or the construction of a parapet wall around the HVAC equipment to reduce potential noise, and MM NOI-2, which requires the preparation of an acoustical analysis prior to the issuance of any certificates of occupancy. Impacts to Tribal Cultural Resources would be reduced to a less than significant level with MM TCR-1, which requires that a Native American monitor be present to monitor ground-disturbing activities and outlines the procedures that will be taken in the event that tribal cultural resources are encountered during construction. The proposed project would not result in any significant and unavoidable impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no areas of controversy known to the Lead Agency regarding the proposed project.

Provide a list of the responsible or trustee agencies for the project.

Trustee agencies for the project include:

The Orange County Fire Authority (OCFA)
The State Water Resources Control Board (SWRCB)
The Santa Ana Regional Water Quality Control Board (RWQCB).